Montana Housing Condition Study
Appendix II - Municipality Tables

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Residential Dwellings

Trends in the Residential Housing Stock

Condition of the Residential Housing Stock[i]

Style and Characteristics of the Residential Housing Stock

For definitions and further discussion of the results of the study, see the *2005 Housing Condition Study – February 2005*:

http://housing.mt.gov/Includes/CP/PDF/05HsngCondStdy.pdf

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Source: Computer Assisted Mass Appraisal System (CAMAS) database maintained by the Montana Department of Revenue (MDOR).

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[i] The condition ratings are:

1. <u>Unsound</u> – indicates that the dwelling is definitely structurally unsound and practically unfit for use.

2. <u>Very poor</u> – indicates that the dwelling is definitely structurally unsound and practically unfit for use. Repair and overhaul is needed on painted surfaces, roofing, plumbing and

heating. There is excessive deferred maintenance and abuse. Property is approaching abandonment or major reconstruction.

3. <u>Poor</u> – indicates that definite deterioration is obvious. Property is undesirable and barely usable.

4. <u>Fair</u> – indicates marked deterioration but is still quite usable. Property is rather unattractive and undesirable. Much repair is needed and many items need refinishing or overhauling. Deferred maintenance is obvious.

5. <u>Average</u> – indicates normal wear and tear relative to its age. Property has average attractiveness and is desirable. There is some evidence of deferred maintenance needed such as minor repairs and refinishing. All major components are still functional.

6. <u>Good</u> – indicates that minor deterioration is visible. Property is slightly more attractive and desirable. No obvious maintenance is required, but neither is everything new. Appearance is above the standard relative to the property's age.

7. <u>Very good</u> – indicates slight evidence of deterioration. All items are well maintained and have been overhauled and repaired as they showed signs of wear. There is little deterioration or obsolescence and a high standard of upkeep relative to its age.

8. <u>Excellent</u> – indicates perfect condition. Property is very attractive and highly desirable. All items that can be normally repaired or refinished have been recently corrected, such as new roofing, paint, furnace overhaul and state-of-the-art components. There are no functional inadequacies and all components are new or in like-new condition. Most new homes would receive a condition rating of excellent (unless constructed with substandard materials and workmanship).

List of Municipalities - Sorted <u>Alphabetically</u>

Municipality	County	Municipality	County	Municipality	County
Alberton	Mineral	**Geraldine**	Chouteau	**Red Lodge**	Carbon
Anaconda	Deer Lodge	**Glasgow**	Valley	**Richey**	Dawson
Bainville	Roosevelt	**Glendive**	Dawson	**Ronan**	Lake
Baker	Fallon	**Grass Range**	Fergus	**Roundup**	Musselshell
Bearcreek	Carbon	**Great Falls**	Cascade	**Ryegate**	Golden Valley
Belgrade	Gallatin	**Hamilton**	Ravalli	**Saco**	Phillips
Belt	Cascade	**Hardin**	Big Horn	**Scobey**	Daniels
Big Sandy	Chouteau	**Harlem**	Blaine	**Shelby**	Toole
Big Timber	Sweet Grass	**Harlowton**	Wheatland	**Sheridan**	Madison
Billings	Yellowstone	**Havre**	Hill	**Sidney**	Richland
Boulder	Jefferson	**Helena**	Lewis & Clark	**St. Ignatius**	Lake
Bozeman	Gallatin	**Hingham**	Hill	**Stanford**	Judith Basin
Bridger	Carbon	**Hobson**	Judith Basin	**Stevensville**	Ravalli
Broadus	Powder River	**Hot Springs**	Sanders	**Sunburst**	Toole
Broadview	Yellowstone	**Hysham**	Treasure	**Superior**	Mineral
Brockton	Roosevelt	**Ismay**	Custer	**Terry**	Prairie
Browning	Glacier	**Joliet**	Carbon	**Thompson Falls**	Sanders
Cascade	Cascade	**Jordan**	Garfield	**Three Forks**	Gallatin
Chester	Liberty	**Judith Gap**	Wheatland	**Townsend**	Broadwater
Chinook	Blaine	**Kalispell**	Flathead	**Troy**	Lincoln
Choteau	Teton	**Kevin**	Toole	**Twin Bridges**	Madison
Circle	McCone	**Laurel**	Yellowstone	**Valier**	Pondera
Clyde Park	Park	**Lavina**	Golden Valley	**Virginia City**	Madison
Colstrip	Rosebud	**Lewistown**	Fergus	**Walkerville**	Silver Bow
Columbia Falls	Flathead	**Libby**	Lincoln	**West Yellowstone**	Gallatin
Columbus	Stillwater	**Lima**	Beaverhead	**Westby**	Sheridan
Conrad	Pondera	**Livingston**	Park	**White Sulphur Springs**	Meagher
Culbertson	Roosevelt	**Lodge Grass**	Big Horn	**Whitefish**	Flathead
Cut Bank	Glacier	**Malta**	Phillips	**Whitehall**	Jefferson
Darby	Ravalli	**Manhattan**	Gallatin	**Wibaux**	Wibaux
Deer Lodge	Powell	**Medicine Lake**	Sheridan	**Winifred**	Fergus
Denton	Fergus	**Melstone**	Musselshell	**Winnett**	Petroleum
Dillon	Beaverhead	**Miles City**	Custer	**Wolf Point**	Roosevelt
Dodson	Phillips	**Missoula**	Missoula		
Drummond	Granite	**Moore**	Fergus		
Dutton	Teton	**Nashua**	Valley		
East Helena	Lewis & Clark	**Neihart**	Cascade		
Ekalaka	Carter	**Opheim**	Valley		
Ennis	Madison	**Outlook**	Sheridan		
Eureka	Lincoln	**Phillipsburg**	Granite		
Fairfield	Teton	**Plains**	Sanders		
Fairview	Richland	**Plentywood**	Sheridan		
Flaxville	Daniels	**Plevna**	Fallon		
Forsyth	Rosebud	**Polson**	Lake		
Fort Benton	Chouteau	**Poplar**	Roosevelt		
Fort Peck	Valley				
Froid	Roosevelt				
Fromberg	Carbon				